WARRANTY DEED

JM-VRES-18-6300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-016-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 81340 **DEEDWARR**
04/16/2018 01:58:31 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20180416-0035596

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Don Douglas Schrope and Linda Carole Schrope	**F&M Bank**	
(NAME) **6300 Williams Grove Dr.**	(NAME) **PO Box 451**	**172-13-0A-007.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS CHAPMAN AND KRISTIN CHAPMAN, TRUSTEES OF THE CHAPMAN FAMILY TRUST DATED NOVEMBER 9, 2006,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DON DOUGLAS SCHROPE AND LINDA CAROLE SCHROPE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section One, Williams Grove of record in Plat Book 9700, Page 580, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas A. Chapman and Kristina L. Chapman, Trustees of the Chapman Family Trust, dated November 9, 2006 by Quitclaim Deed from Thomas A. Chapman and Kristina L. Chapman, husband and wife of record in Instrument No. 20170417-0036723 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 17, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 9700, Page 581, 582 and 583, Register's Office for Davidson County, Tennessee.
- Plan of P.U.D. Boundary Williams Grove of record in Plat Book 9700, Page 520, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 10741, Page 678, as amended in Book 11167, page 755, Book 11643, page 316, as supplemented in Instrument Number 19991206-0300190, and further amended in Instrument Number 20010514-0049490, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 10741, page 716, Register's Office for Davidson County, Tennessee.
- Charter of Williams Grove Homeowners Association, Inc., of record in Book 10741, page 669 as amended in Book 10741, page 671, and further amended in Instrument Number 20010618-0064214, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20010514-0049489, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10951, page 699, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 11383, page 728, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6300 Williams Grove Dr., Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th DAY OF APRIL, 2018.

The Chapman Family Trust dated November 9, 2006

BY: _____
Thomas Chapman
Trustee

BY: _____
Kristin Chapman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS CHAPMAN, TRUSTEE of THE CHAPMAN FAMILY TRUST DATED NOVEMBER 9, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of April, 2018.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIN CHAPMAN, TRUSTEE of THE CHAPMAN FAMILY TRUST DATED NOVEMBER 9, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of April, 2018.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212